



OBERER

REALTY SERVICES, LTD.

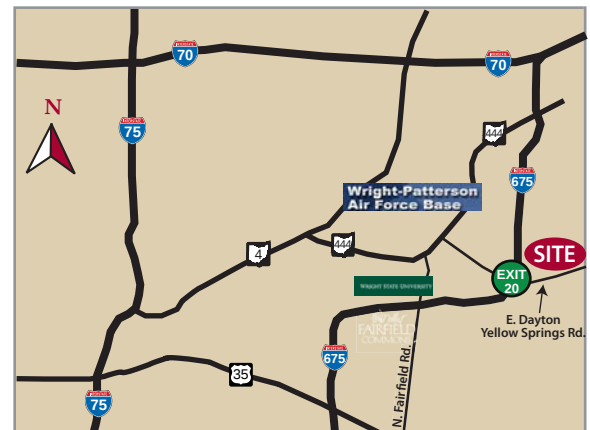


FOR LEASE SHOPPES AT VALLE GREENE

Fairborn, Ohio 45324



- **24,000 SF - 26,000 SF AVAILABLE FOR LEASE** on E. Dayton Yellow Springs Rd. just off I-675 (Exit 20)
- **HIGH PROFILE LOCATION** in co-tenancy with new 19,000 SF Goodwill, and immediately adjacent to new 135,000 SF Kroger Marketplace and future 248,000 SF Menard's
- **LOCATED AT THE GATEWAY TO VALLE GREENE NORTH**, a 325-acre multi-use business park accomodating retail, restaurant, hotel, office, medical and light industrial users
- **HIGH VISIBILITY** with direct frontage on E. Dayton Yellow Springs Rd. offering drive-by traffic of over 21,900 vehicles per day
- **CONVENIENTLY LOCATED** just 3 miles from Wright-Patterson Air Force Base and Wright State University



CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information

2017 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	32,865	70,294	127,037
TOTAL EMPLOYEES	9,976	32,709	57,463
HH INCOME	\$70,802	\$77,336	\$78,457

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com



FOR LEASE

SHOPPES AT VALLE GREENE

Fairborn, Ohio 45324



VALLE GREENE NORTH

FAIRBORN, OHIO



VALLE GREENE NORTH - FAIRBORN, OHIO - EXISTING KROGER
INTERSTATE 675 & DAYTON YELLOW SPRINGS ROAD
COUNTY OF GREENE, CITY OF FAIRBORN, OHIO

OCTOBER 1, 2018

OCCUPANCY PLAN

SCALE: 1/16" = 1'-0" (@ 24x36)

The information shown on this concept plan is to illustrate general intent and shall not be construed as final as final with regard to any and all improvements shown hereon.





VALLE GREENE NORTH

I-675 & DAYTON YELLOW SPRINGS RD.
Fairborn, Ohio



WELCOME TO THE REGION WE KNOW

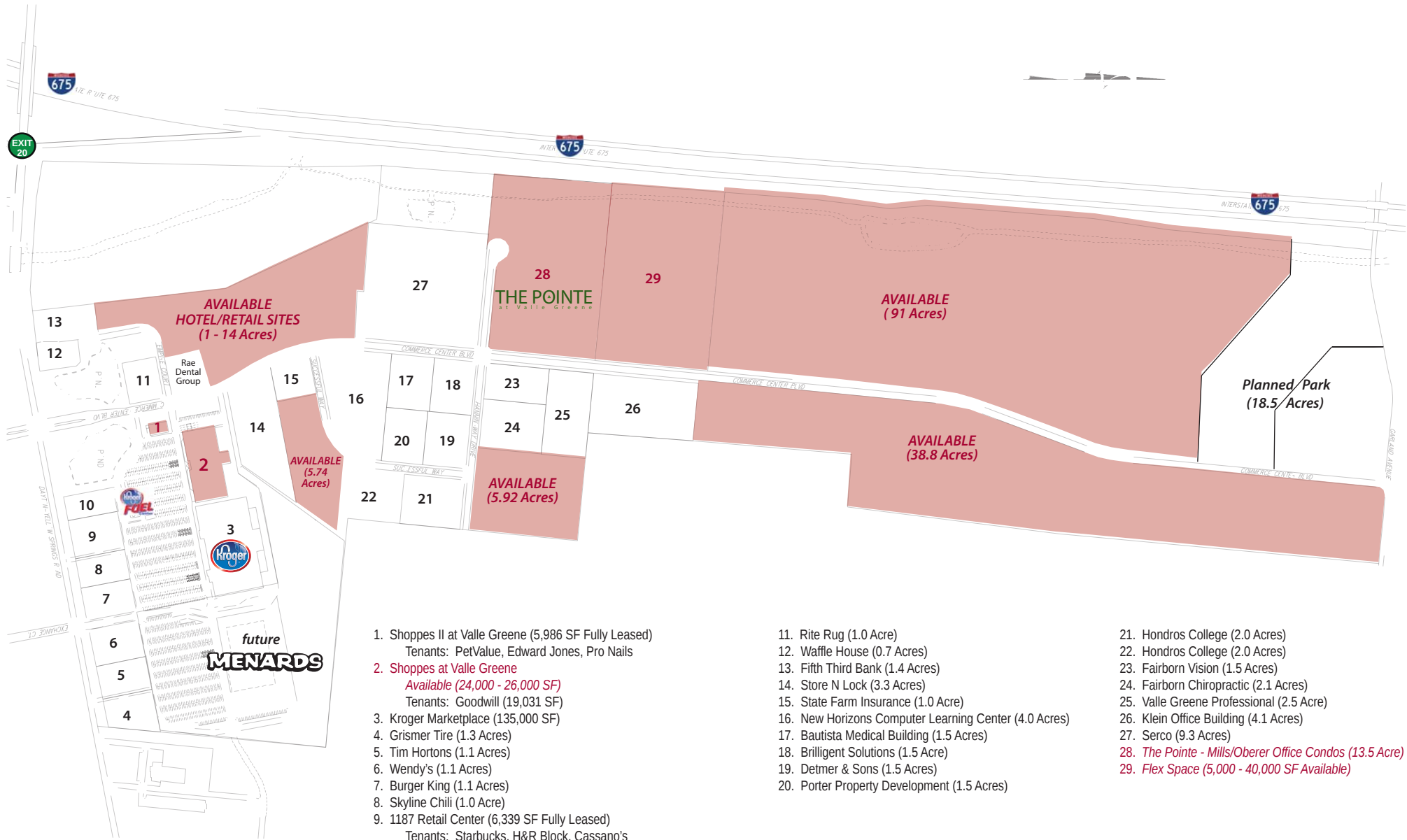
937-910-0851 • 3475 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial



VALLE GREENE NORTH

I-675 & DAYTON YELLOW SPRINGS RD.

Fairborn, Ohio 45324



WELCOME TO THE REGION WE KNOW

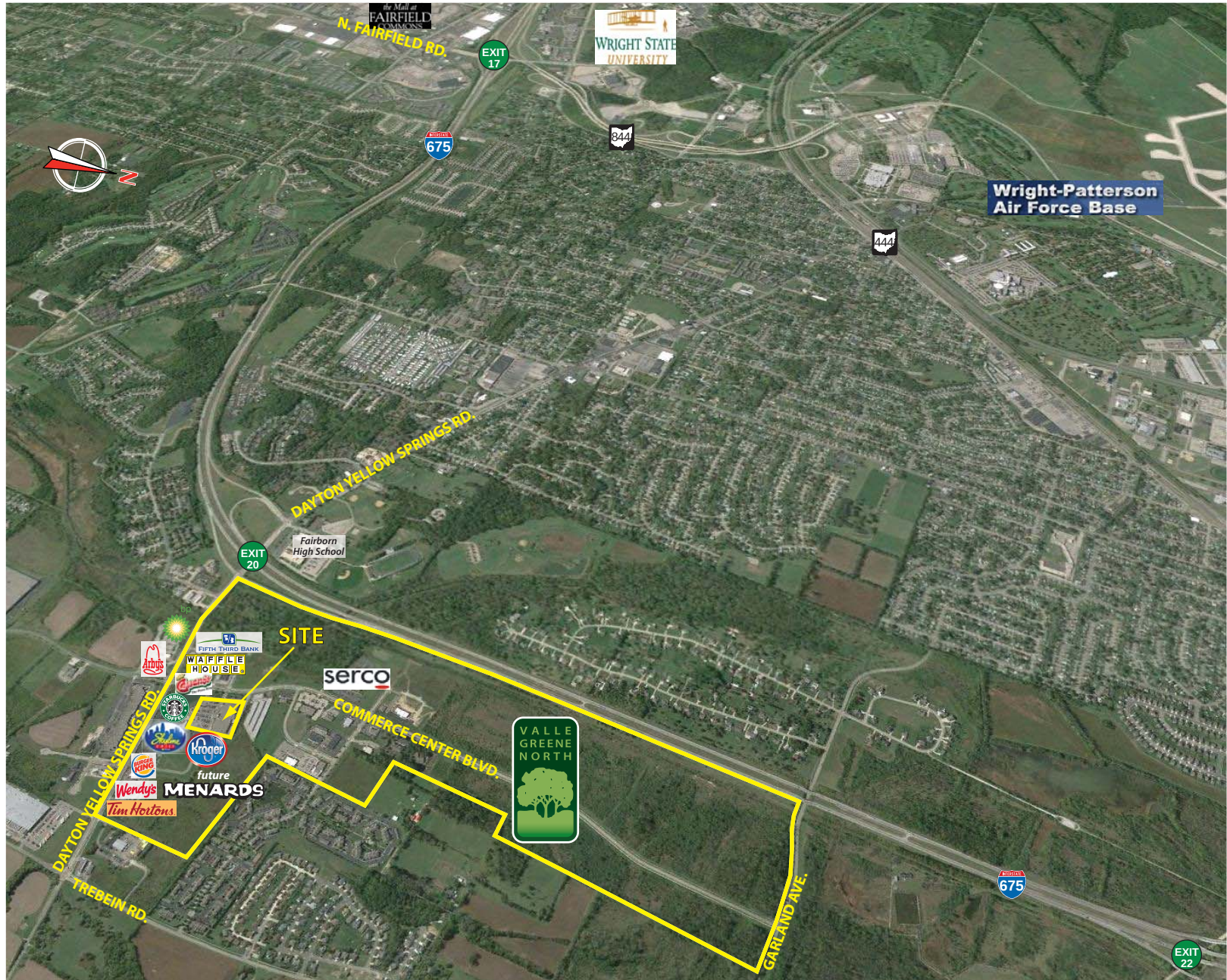
937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial



SHOPPES AT VALLE GREENE

I-675 & DAYTON YELLOW SPRINGS RD.

Fairborn, Ohio 45324



WELCOME TO THE REGION WE KNOW

937-910-0851 • 3475 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial